



OWNER/USER INVESTMENT PROPERTY FOR SALE



**AVAILABLE
FOR SALE**

\$600,000.00

LOCATION: 3501 West Chester Pike Newtown Square, PA 19073

PROPERTY HIGHLIGHTS:

- ◆ LOCATED IN THE HEART OF NEWTOWN SQUARE
- ◆ ON CORNER OFF BRYN MAWR AVE. & ROUTE 3
- ◆ WALKING DISTANCE TO ELLIS PRESERVE
- ◆ HIGH VISIBILITY ON WEST CHESTER PIKE
- ◆ 1ST FLOOR
- ◆ 41,409 COMBINED AADT; 56 PARKING SPACES
- ◆ BUILDING SIZE: 12,000 SF; 6,000 SF/FLOOR
- ◆ LOT SIZE: .59 AC

Contact:

Alex Topalidis

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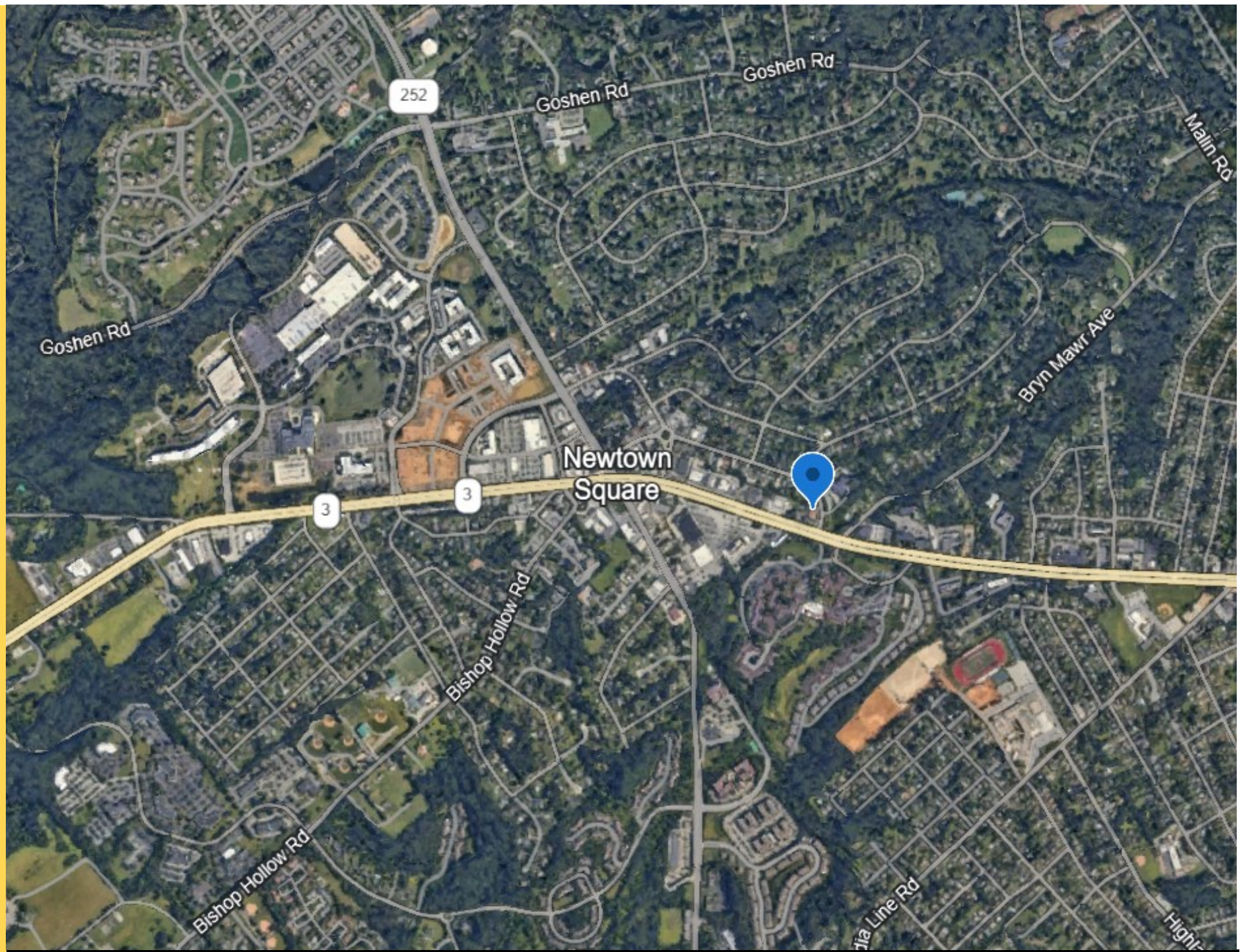
atopalidis@capitalcomre.com



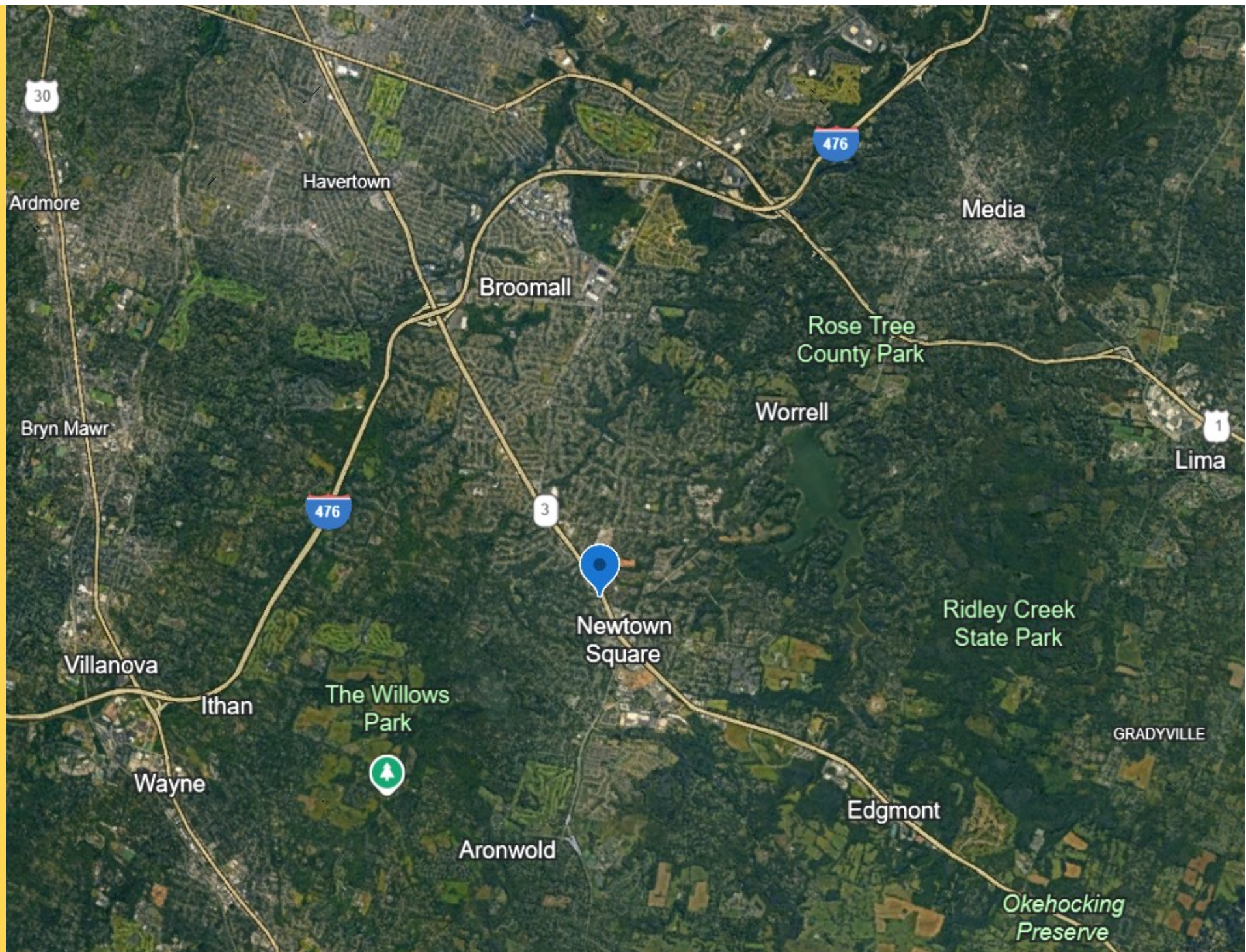
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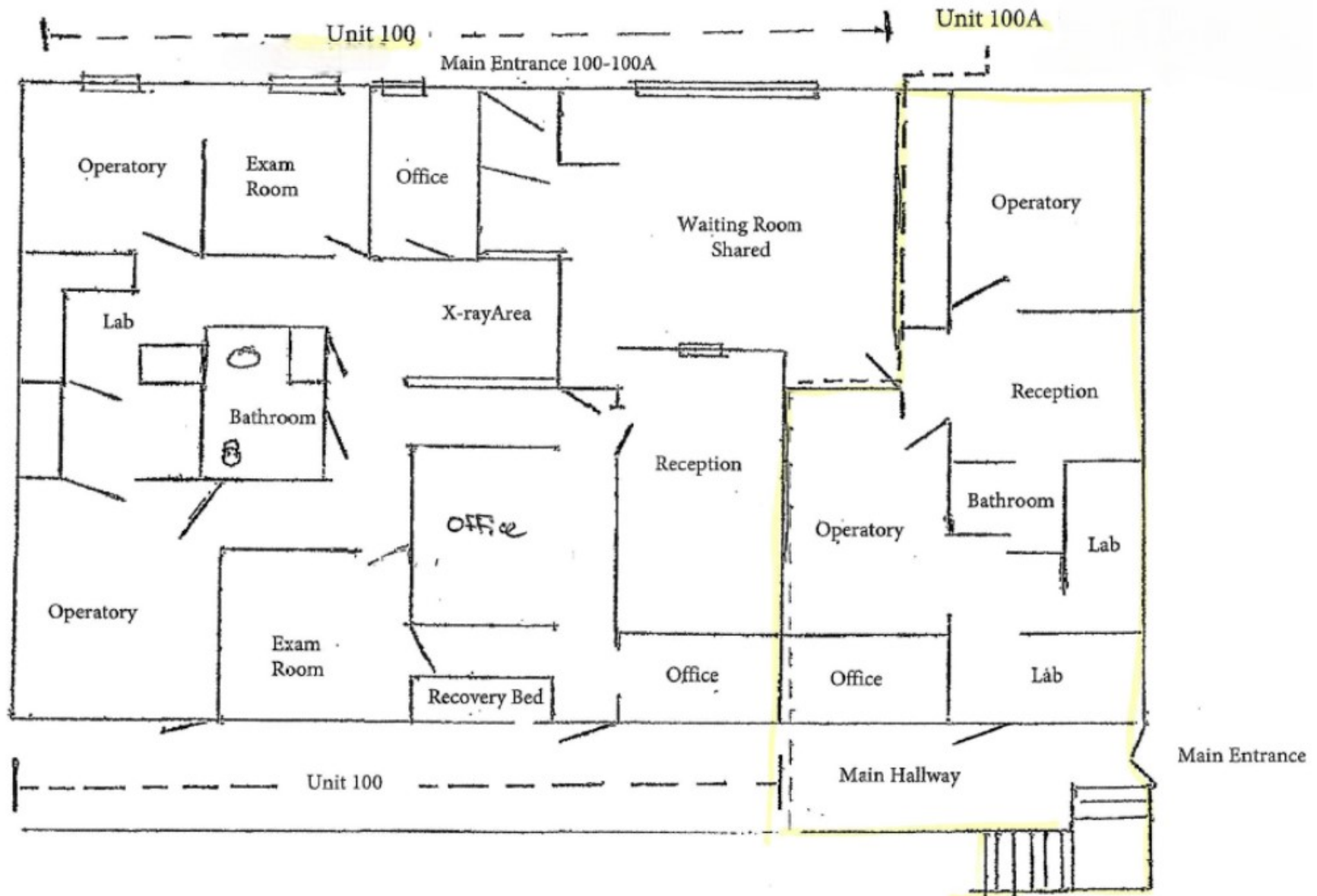
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3501 WCP Schematic Unit 100 and 100A Total Sq.ft. is 2178

_ = 2ft



Population	3 miles	5 miles	10 miles	Households	3 miles	5 miles	10 miles
2020 Population	45,070	166,175	1,051,411	2020 Households	17,042	60,805	410,832
2024 Population	45,793	168,508	1,055,166	2024 Households	17,497	61,608	411,405
2029 Population Projection	45,668	168,684	1,053,014	2029 Household Projection	17,486	61,689	410,442
Annual Growth 2020-2024	0.40%	0.30%	0.10%	Annual Growth 2020-2024	1.10%	0.80%	0.70%
Annual Growth 2024-2029	-0.10%	0%	0%	Annual Growth 2024-2029	0%	0%	0%
Median Age	46.7	41.2	39.1	Owner Occupied Households	13,858	44,786	250,273
Bachelor's Degree or Higher	58%	61%	43%	Renter Occupied Households	3,627	16,903	160,169
U.S. Armed Forces	5	47	680	Avg Household Size	2.6	2.5	2.4
				Avg Household Vehicles	2	2	2
Population By Race	3 miles	5 miles	10 miles	Total Specified Consumer Spend	\$759.2M	\$2.6B	\$13.4B
White	38,916	137,520	580,270				
Black	774	5,991	310,145	Income	3 miles	5 miles	10 miles
American Indian/Alaskan Native	22	59	1,900	Avg Household Income	\$161,344	\$152,134	\$109,346
Asian	3,737	14,473	71,706	Median Household Income	\$132,644	\$120,455	\$78,493
Hawaiian & Pacific Islander	1	9	129	< \$25,000	1,550	5,096	70,439
Two or More Races	2,344	10,456	91,017	\$25,000 - 50,000	1,680	7,150	68,834
Hispanic Origin	1,104	5,276	57,042	\$50,000 - 75,000	2,174	7,671	59,866
				\$75,000 - 100,000	1,624	6,309	46,974
				\$100,000 - 125,000	1,191	5,595	38,493
				\$125,000 - 150,000	1,730	5,572	29,449
				\$150,000 - 200,000	1,870	6,619	35,842
				\$200,000+	5,677	17,596	61,508
Population	3 miles Population	5 miles Popula- tion	10 miles Popula- tion				
2000	40,392	155,546	1,010,663				
2020	45,070	166,175	1,051,411				
2024	45,793	168,508	1,055,166				
2029	45,668	168,684	1,053,014				

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